



Landscape Architecture
New Urbanism Design
Land Use Planning/Permitting
Community Design
Prime Consultant – Project Management

November 4, 2024

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

RE: Millville by the Sea Village 5
Preliminary Site Plan
Millville, Delaware

Dear Eileen:

We are in receipt of Andrew Lyons' comment letter dated 10/31/2024, concerning the above referenced project. The proposed plan is consistent with the Development Performance Standards and Master Plan revision recently approved by Town Council on May 11, 2011.

We offer the following point by point responses to Mr. Lyons' comments:

General

Comment 1: The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.

Response 1: Acknowledged.

Comment 2: The proposed Village 5 has planned entrances through the Model Park on Cape Cod Court and Coastal Living Lane and it is also planned to have entrances from the future connector road from Rt 17 to Summerwind Blvd.

Response 2: Acknowledged.

Comment 3: Previous Comment 6: Per Town Code Section 125-36, Subsection D. Item 8; The preliminary plan shall show the locations, names and existing widths of adjacent street rights-of-way and curblines. Please label and show the location of the curblines for Rt 17 on Sheet PSP3.1.

Response 3: *A label has been added to the existing curblines for Rt. 17 on PSP3.1.*

Comment 4: Previous Comment 7: On Sheet PSP1.0 under Table 1, the provided green area is less than the required green area. The Model Park Village 5A and Village 5 are to be on complete Village which would bring the required green area to 9.57 acres and the provide green area is 10.61 acres.

Response 4: *Acknowledged.*

Comment 5: Previous Comment 9: Please review the street name labels, the way the street names are printed out is unreadable. Please look at how the street labels are showing up as printed on sheet PSP3.0 for streets ST. Augustine and Michigan Drive, sheet PSP3.1 for street Biscayne Lane, and sheet PSP4.0 for street ST. Augustine, Michigan Drive, and Biscayne Lane. The fonts on all the proposed roads do not match the existing road labels either and this should be remedied as well.

Response 5: *The type of text used to label the roads has been updated to fix the legibility issues when plotted. The text size between existing and proposed street labels have been revised so that they all match on sheets PSP3.0-3.2.*

Comment 6: The Zoning Data Table on Sheet PSP1.0 does not match the Zoning Data Table on Sheet PSP6.0. The two Zoning Data tables have conflicting numbers for the existing site area, proposed site area, open space provided, and row area under the Site Area Data Tab. The two Zoning Data tables also have conflicting numbers for the gross density and net density under the Unit Counts tab. Please update and make sure the two Zoning Data tables have the same correct information.

Response 6: *The Zoning Data Table on Sheet PSP 6.0 has been updated and now matches the Zoning Data Table previously included on PSP 1.0.*

Comment 7: Please show the location of the proposed mail kiosk, during



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the concept meeting it was discussed that the mail kiosk could be placed in the open area by the intersection of Endless Summer Drive and Coastal Living Lane or in the open area beside lot 5013.

Response 7: *The mail kiosk has been added to the open space area adjacent to Lot 5013.*

If you have any questions or comments, please feel free to contact me by e-mail at jeffc@landtechllc.com

Sincerely,
Land Tech Land Planning, LLC

A handwritten signature in blue ink, appearing to read 'Jeff Clark'.

Jeffrey A. Clark, RLA

Enclosures

- Three (3) copies of the revised MBTS Village 5 Preliminary Site Plan (24x36)
- One (1) copy of the revised MBTS Village 5 Preliminary Site Plan (electronic)

cc: ASF MBTS, LLC
 Attn: Mr. Rod Hart (w/electronic copies)